151.0	0002	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,137,800 / 1,137,800
					USE VALUE:	1,137,800 / 1,137,800
					ASSESSED:	1,137,800 / 1,137,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERLMAN DANIEL--ETAL
Owner 2:	KATIMS JANE ILENE
Owner 3:	
Street 1:	94 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 15,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Stucco Exterior and 2870 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15600.000	516,200		621,600	1,137,800
Total Card	0.358	516,200		621,600	1,137,800
Total Parcel	0.358	516,200		621,600	1,137,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.45 | /Parcel: 396.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	516,100	0	15,600.	621,600	1,137,700	1,137,700	Year End Roll	12/18/2019
2019	101	FV	401,500	0	15,600.	621,600	1,023,100	1,023,100	Year End Roll	1/3/2019
2018	101	FV	391,700	0	15,600.	550,600	942,300	942,300	Year End Roll	12/20/2017
2017	101	FV	391,700	0	15,600.	461,800	853,500	853,500	Year End Roll	1/3/2017
2016	101	FV	391,700	0	15,600.	461,800	853,500	853,500	Year End	1/4/2016
2015	101	FV	369,700	0	15,600.	399,600	769,300	769,300	Year End Roll	12/11/2014
2014	101	FV	369,700	0	15,600.	386,300	756,000	756,000	Year End Roll	12/16/2013
2013	101	FV	369,700	0	15,600.	367,600	737,300	737,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16232-3		6/1/1985		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15600		Sq. Ft.	Site		0	70.	0.57	8									621,599						621,600	

Total AC/HA: 0.35813 | Total SF/SM: 15600 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 621,599 | Spl Credit | Total: 621,600

User Acct

100116

GIS Ref

GIS Ref

Insp Date

06/12/18

!11850!

PRINT

Date	Time
12/11/20	01:58:59

LAST REV

Date	Time
06/27/18	10:15:32

apro

PAT ACCT. 11850

USER DEFINED

Prior Id # 1:	100116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	Inspected	CC	Chris C
5/31/2018	MEAS&NOTICE	BS	Barbara S
11/1/2008	Meas/Inspect	345	PATRIOT
12/28/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01585364
Const Adj.:	1.00989902
Adj $ / SQ:	133.368
Other Features:	107500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701398
Depreciation:	185169
Depreciated Total:	516229

COMMENTS

WALK-UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

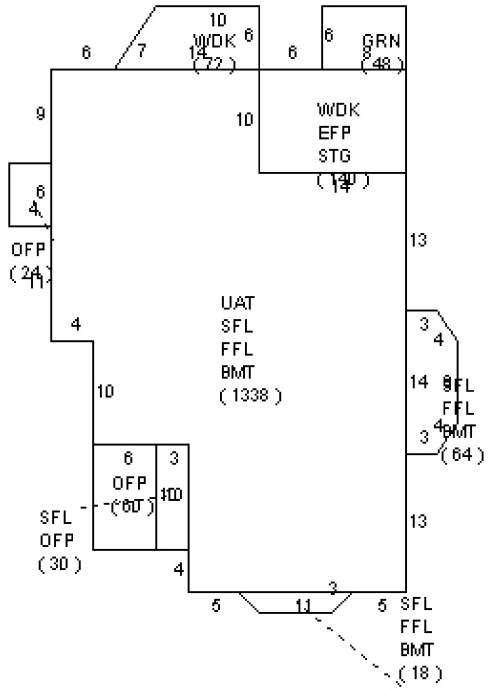
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.38
Special Features:	0	Val/Su Net:	97.78
Final Total:	516200	Val/Su SzAd	179.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,450	133.370	193,384
BMT	Basement	1,420	40.010	56,815
FFL	First Floor	1,420	133.370	189,383
UAT	Upper Attic	335	53.350	17,845
WDK	Deck	212	10.820	2,294
EFP	Enclos Porch	140	47.130	6,599
STG	Storage	140	7.500	1,050
OFP	Open Porch	114	31.280	3,566
	Net Sketched Area:	5,279	Total:	472,168
Size Ad	2870	Gross Are	6282	FinArea 2870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	